

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING AGENDA

THURSDAY, JUNE 6, 2024 (6PM) Via Zoom

<https://us02web.zoom.us/j/83991282004>

Meeting ID: 839 9128 2004 / • +1 669 444 9171 / Hit *6 to unmute

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

3. APPROVAL OF PRIOR MEETING MINUTES (5/9/24)

- a. Regular Session.
- b. Executive Session Summary (Towing; release; fine; payment plan)

4. TREASURER, OFFICERS & COMMITTEES

- a. Reading of the Treasurer's Report.
Reserve expenditures last month: -0-
Operating Expenses are about 15+% below budget thru end of last month on cash basis
Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.
- b. Landscape recommendations & proposals – tree work
- c. Committees (Grounds, EV Solar, Architectural, Website, etc.)
- d. Caretaker or pool report
- e. Vendor evaluations

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. 7626 rebuild & ins. claim: Rec'd \$457,742.38; Approval needed for Beachside invoices rec'd; ratify decision to reroof rest of bldg. \$18.9K; ratify pmt of \$2,516 to Van Sande, structural engineer
- b. Leak from #364 into #264 & #131 - ins funds disbursed to #264 & #131; w/hold #364; Deductible Release
- c. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);
- d. Updating the gov docs; 2nd draft of bylaws & CC&Rs; Survey results
- e. Review budget
- f. Gas lines projects – installing plastic tags on each line (Jim Dewey);
- g. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)
- h. Consolidated Overhead upgrades to gates, gym & pool access control
- i. Pool facilities & sauna; other related issues; handicap seating;
- j. Signs: Address, pathways, directional, speed limit, no trespassing, pool area
- k. EV charging stations
- l. Inspection of elevated walkways & balconies – by Focused Group
- m. Pedestrian pathway improvements mailbox kiosk across from 7632
- n. Utility closets at 7628 #117
- o. Repair front common deck by front door #361
- p. Gate code to change on 7/1/24 "1525"
- q. Meeting in person – equipment required for zoom capability
- r. Fire safety – quote for radios / walkie-talkie;
- s. Air table

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. Approving future unit windows replacement by owners / Retro fit / insert windows
- b. Sewer laterals cleaning – Drain Masters
- c. Replacement of stair treads & brackets
- d. Parking policy – overnight in vehicle
- e. Rekeying common doors
- f. Vehicle towing procedures
- g. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member); fine assessment; alleged verbal

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting 7/11/24 @ 6PM via Zoom) egagenda.doc 6/1/24

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